

DEVELOPMENT CONTROL COMMITTEE MEETING – 29 APRIL 2013

MEMBERS ADDITIONAL PAPERS -

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SPEAKING LIST

DEVELOPMENT CONTROL COMMITTEE – 29 APRIL 2013

SPEAKING REQUESTS:

APPLICATION NO.	TITLE	REQUESTS TO SPEAK IN OBJECTION	TIME ALLOCATED	RIGHT OF REPLY OR SPEAKERS IN FAVOUR	TIME ALLOCATED
App 01(a) 13/00267/FUL	Land Adjacent to MK Bowl, Watling Street (H7 to H8) Elfield Park	Mr S Kirkham (Chair Loughton Residents Association)	Up to 3 Mins	Cllr C Williams (MKC)	Up to 3 Mins
		Mr D Tunney	Up to 3 Mins	Cllr Dransfield (MKC)	Up to 3 Mins
App 01(b) 13/00266/OUT	National Badminton Centre 96 Bradwell Road Loughton Lodge	Mr A Regan	Up to 3 Mins	Speakers names to be confirmed (Agents Representatives)	Up to 21 Mins
	Ms. Z Nolan	Up to 3 Mins			
	Dr Clements	Up to 3 Mins			
	Mr A Reavill	Up to 3 Mins			
	Cllr P Todd (LPC)	Up to 3 Mins			

SUMMARY OF RECOMMENDATIONS

Applications Number: 13/00266/OUT and 13/00267/FUL

Majors

1) 13/00267/OUT Demolition of the existing National Badminton Centre, health club and residential accommodation block and outline planning consent for a C3 residential development consisting of up to 104 units including the retention of the existing farmhouse building at National Badminton Centre, 96 Bradwell Road, Loughton Lodge, and;

2)13/00267/FUL Construction of a new National Badminton Centre including an arena of 17 x badminton courts and 6 x indoor tennis courts; 6 outdoor courts; associated fitness and conference facilities; administrative and overnight accommodation together with ancillary uses; associated car parking and landscaping works on Land Adjacent To MK Bowl , Watling Street H7 To H8, Elfield Park

FOR Badminton England

Target: 13th May 2013

Ward: Loughton Park

Parish: Loughton Parish Council

Case Officer: Debbie Kirk

Contact Details: 01908 252335 debbie.kirk@milton-keynes.gov.uk

Head of Team: Jackie Fox

Contact Details: 01908 252283 jackie.fox@milton-keynes.gov.uk

1.0 Update

1.1 The applicant's agent have asked if the recommendation on page 18 of the report could be amended to reflect the following changes:

3.1.i That applicationsbe linked in terms of the s106 agreement to ensure that the housing development does not commence until a contract for the construction of the new national badminton centre is let.

1.2 There would be no objection to this change in wording.

1.3 3.1.iv That Council officers agree an overage agreement for the housing development above agreed baseline net sales values, where 50% of any uplift from that baseline, from development in the redline area, is returned to the Council and used to mitigate the impact of the development on existing infrastructure and support enhanced community facilities.

1.4 Currently in discussion with the Council's Valuer in terms as to how the overage is administered and will provide a more detailed update on this point at the Development Control Committee on Monday.

Application Number: 13/00267/FUL

Major

Construction of a new National Badminton Centre including an arena of 17 x badminton courts and 6 x indoor tennis courts; 6 outdoor courts; associated fitness and conference facilities; administrative and overnight accommodation together with ancillary uses; associated car parking and landscaping works

AT Land Adjacent To MK Bowl , Watling Street H7 To H8, Elfield Park

FOR Badminton England

Target: 13th May 2013

Ward: Loughton Park

Parish: Loughton Parish Council

Report Author/Case Officer: Debbie Kirk

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Head of Team: Jackie Fox

Contact Details: 01908 252283 jackie.fox@milton-keynes.gov.uk

1.0 Update

1.1 A Development Control Committee Site visit was held at 4.30pm on 24th April 2013, and was attended by Councillors Exon, Mclean, Hawthorn and Bradburn and a representative from Loughton Parish Council.

1.2 Senior Highway Engineer

A revised Proposed Site Layout Plan (12738:P04: G) has been submitted. This shows an additional access point aligned opposite the existing 'T' junction. This is based on a sketch plan previously submitted that indicated that this access will be 'one-way' in. The positioning of this access opposite the existing internal priority junction is not ideal and the plan shows no means of control for the one-way flow of the authorised vehicles. Progress to a certain level has been possible but in order that an acceptable layout can be achieved the whole layout of the infrastructure surrounding the proposed building should be conditioned as part of any planning consent.

1.3 The layout still does not show coach or mini-bus car parking spaces and whilst there may be latitude within the layout for the parking of mini-buses, coaches need to be provided with their own parking area presuming that the applicant does not consider it acceptable that coaches should park over in the drop-off lay by. This is not recommended as this would result in pedestrians having to negotiate their way past these large vehicles en route to the main building. A suitable area could be provided on the opposite side of the aisle from the 7 space parking area to then allow the coaches to return for pick-up at the end of an event.

- 1.4 An area for 7 car parking spaces has been provided to the immediate north of the taxi drop-off area. There are issues with the placement of car parking spaces here but would not want to see these vehicles being allowed access back onto the main access road. The access as shown should be closed to avoid a larger number of vehicles from using the access as an egress point back onto the main access road. The area around the priority junction is already has a number of functions to perform and the egress of traffic from this point is unnecessary and could result in the potential for confusion amongst drivers which may lead to vehicle conflicts.
- 1.5 Previously requested that a sensitivity test be carried out for the main Bowl access for the scenario on a Sunday when it is used for access to the car boot market. This was carried out but the data used was incorrect. Having questioned the PICADY (Priority Intersection Capacity and Delay) assessment the applicant has now forwarded the correct data to match the output sheets previously submitted. The applicant's assessment shows RFC (Ratio of Flow to Capacity) figures slightly above the 85% design threshold (87.2%) this is on the approach from the proposed development. It results in a queue of just over 2 vehicles but this is of short duration and soon dissipates. Having interrogated the data satisfied that the existing access to the Bowl can accommodate the forecast traffic flows from the development as well as the flows that result from the car boot market.
- 1.6 Previously made comments regarding pedestrian routing and whilst it is recognised that improvements have been made feel use could also be made of the areas that form the ends of the parking bays adjacent the access road close to the building. This would allow those who have parked their cars to use these routes to get to the pedestrian crossing point of this access road.
- 1.7 In response the comment regarding the loss of the motorcycle training and cycle track facilities, the applicant has responded that both activities are structured on yearly leases and as such could be removed at any time. The response goes on to state that there is no planning requirement to offer new or replacement facilities as part of this planning application and therefore no further information is available on the loss of these facilities or where they might be re-sited.
- 1.8 The applicant has now confirmed that only the traffic aisles will be treated with grasscrete surfacing and the car parking spaces will be left as grass. The applicant has advised that it would be financially prohibitive to grasscrete the whole of the overspill parking area. Contrary to the view of the applicant this may render some of the overspill car parking spaces unusable during inclement weather. The applicant is willing to accept a planning condition on the basis of providing grasscrete aisles to the overspill car parking area only and feels this will provide an improvement for potential users of the area from National Bowl events.
- 1.9 A planning condition will also be required for the submission of an Event Management Plan. The applicant has stated that he sees it as the responsibility of the National Bowl event promoters to facilitate full access to

and from the proposed development either via Watling Street or some other alternative route.

1.10 The applicant is willing to accept a planning condition that the secondary access be only allowed to open on event days and then under manual control.

1.11 The applicant has agreed that it is not possible to predict the number of car parking spaces that may be available to patrons of the National Bowl at times when large events are held on that site. The applicant recognises that even if the proposed development is fully open, knowledge of a large event at the Bowl may deter patrons from using it on those days and therefore the parking demand would be reduced allowing more space for users of the national bowl. It is obviously the applicant's view that parking for National Bowl events cannot be predetermined but at the same time an indication is given that the occurrence of large events at the proposed development coincident with similar events at the Bowl will be avoided. The applicant wishes to point out that there is no obligation on his part to provide any parking for national bowl events and any so provided will be as a gesture of good will.

1.12 Conclusion

The Senior Highway Engineer still has concerns regarding the layout and how traffic will move around it and for that reason the layout should be conditioned as below. Is satisfied with the capacity assessment of the access junction. Therefore have no objections to planning permission being granted subject to the following conditions: -

- 1.13
1. No other part of the development shall commence until such time as details of the access roads, car parks, drop-off areas, pedestrian walkways, pedestrian crossings and coach parking have been submitted to and approved in writing by the local planning authority. The proposed development shall not be brought into use until the above named areas have been laid out and constructed in accordance with the approved details.
Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.
 2. The scheme for parking indicated on drawing number 12738:P04:G shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.
 3. Reason: To enable vehicles to draw off and park clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway. (See section 5 - condition 15)
 4. No other part of the development shall commence until such

time as details of the covered and secure cycle parking facilities have been submitted to and approved in writing by the local planning authority. The proposed development shall not be brought into use until the covered and secure cycle parking facilities have been laid out and constructed in accordance with the approved details.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

5. Prior to occupation that secondary access shall be closed by means of a lockable gate. The gate will only be opened to allow the passage of traffic from the proposed development on occasions when events that attract an audience in excess of 2,000 spectators are held. The egress of traffic from the secondary access at those times will be by manual means following consultation with Thames Valley Police.

Reason: In order to minimise danger, obstruction and inconvenience to users of the public highway and of the secondary access.

6. No other part of the development shall commence until such time as an Events Management Plan has been submitted to and approved in writing by the Local Planning Authority. No event with more than 500 spectators present shall be held at the proposed development until such time as the Events Management Plan has been implemented and any approved measures have been secured.

Reason: In order to minimise danger and inconvenience to users of the highway and of the proposed development.

7. No other part of the development shall commence until such time as details of bin/recycling stores have been submitted to and approved in writing by the Local Planning Authority. The proposed development shall not be brought into use until such time as the bin stores have been laid out and constructed in accordance with the approved details.

Reason: To ensure that there is adequate bin/recycling facilities to serve the development.

1.14 Senior Enforcement Officer Regulatory Unit

There is very little detail contained in the application regarding the tennis courts which are close to a residential property. There would be no objection to the proposed development in principle and consider that the matter can be controlled via planning condition.

I recommend the following condition be applied if planning permission is

given:

Full details of the external tennis courts (including surface and any required lighting and any alternative uses) shall be submitted to and approved by the Local Planning Authority prior to commencement of the development.

Reason: In the interests of the adjacent residential amenities.

1.15 Buckingham and River Ouzel Drainage Board

The Board Note that the proposed development lies within flood zone 1 of the Environment Agency's indicative flood map. It is further noted that the applicant wishes to discharge storm water run off from the site to an adopted sewer system. Confirmation should be sought from Anglian Water that a suitable surface water sewer exists and can satisfactorily accommodate the additional flows from the site. In the event that a suitable surface water sewer is not available any discharge to the Board's adjacent district and/or watercourse must be limited to the appropriate Greenfield rate and any direct discharge will require the Board's Statutory Consent. The Board suggest that planning permission should not be granted without conditions requiring that the applicant's storm water design and construction proposals are adequate before any development commences.

"Prior to the commencement of development details of the storm water design and construction proposals shall be submitted and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the building.

To Ensure the storm water drainage to serve the site would be adequate".

1.16 Wording of Condition 26

The applicant's agent have requested that the words '*At the reserved matters stage*' at the beginning of the draft Condition 26 should be deleted considering it is a detailed application. The new wording would state:

"A full arboricultural impact assessment, tree protection plan and arboricultural method statement all in accordance with BS 5837: 2012 'Trees in relation to design, demolition and construction - Recommendations' for all the trees within the site or adjacent to the site which will or could be affected by the proposals or which could have an influence on foundation design shall be submitted to and approved by the Local Planning Authority. The approved scheme shall thereafter be implemented.

Reason: To ensure adequate protection of trees to be retained".

1.17 Public Representation

A letter of support has been received from Milton Keynes Sports Board.

A petition containing 184 signatures supporting the linked planning application for a new National Badminton Centre at the Bowl and housing development on the current site.

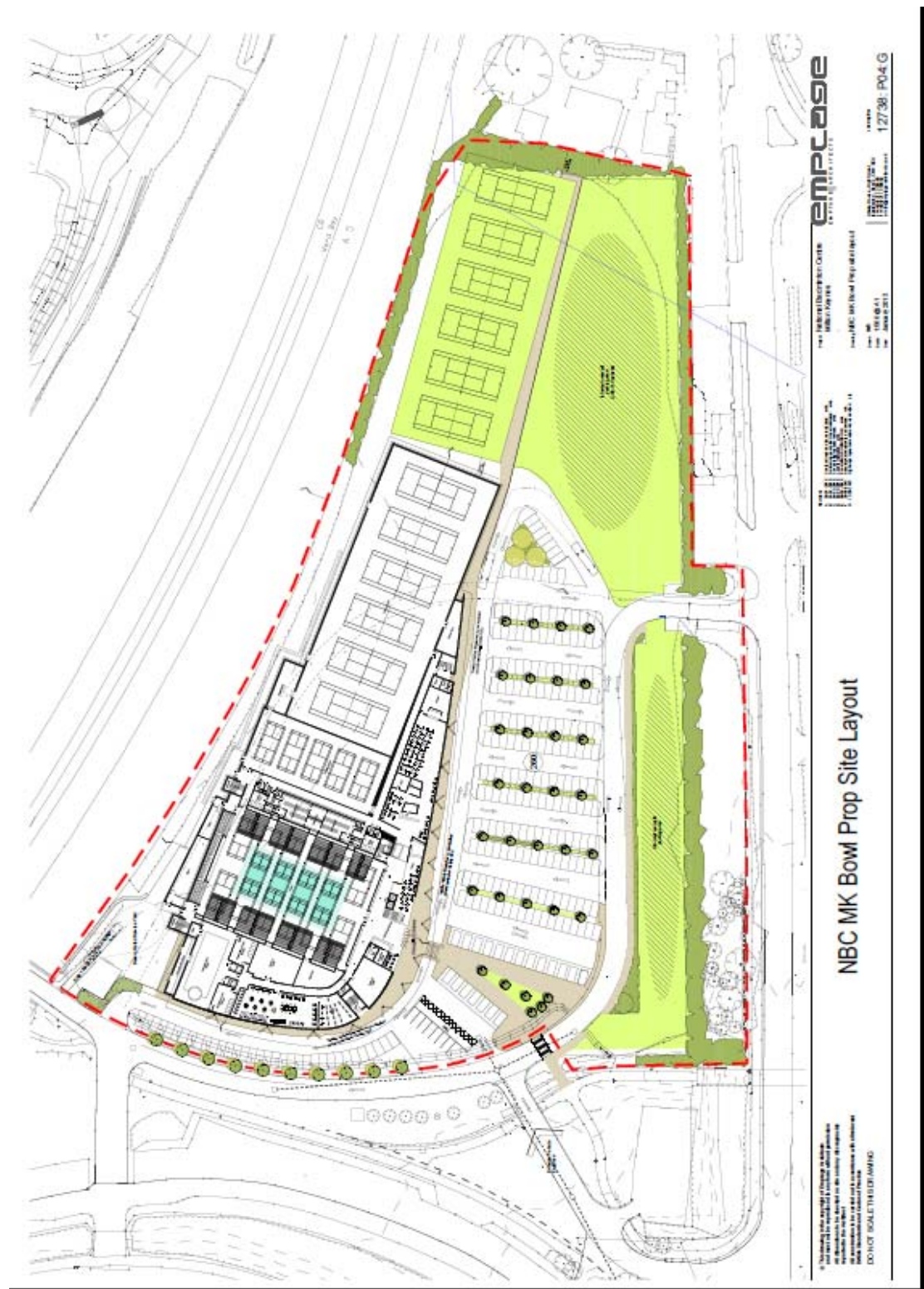
1.18 Environment Agency

Maintain an objection to this application due to the lack of uncertainty relating to a drainage solution (See Para A3.10 Page 65/66). This objection is a technical which is still currently be resolved and a further update will be provided at the Development Control Committee.

1.19 In Conclusion

Subject to receipt of the a letter from the Environment Agency removing their technical objections and any related suggested conditions, and the completion of a S106 agreement set out on page 18 of the report and conditions in sections 5 the application be permitted.

Appendix 1 – Amended Site Layout Plan



Application Number: 13/00266/OUT

Major

Demolition of the existing National Badminton Centre, health club and residential accommodation block and outline planning consent for a C3 residential development consisting of up to 104 units including the retention of the existing farmhouse building

AT National Badminton Centre, 96 Bradwell Road, Loughton Lodge

FOR Badminton England

Target: 13th May 2013

Ward: Loughton Park

Parish: Loughton Parish Council

Report Author/Case Officer: Debbie Kirk

Contact Details: 01908 252335 debbie.kirk@milton-keynes.gov.uk

Head of Team: Jackie Fox

Contact Details: 01908 252283 jackie.fox@milton-keynes.gov.uk

1.0 Update

1.1 A Development Control Committee Site visit was held at 5.15pm on 24th April 2013, and was attended by Councillors Exon, Mclean, Hawthorn, Ferrans and Bradburn and a representative from Loughton Parish Council.

1.2 Public Representations

8 – further letters of objection have been received cover points set out in section A3.25 of the committee report (Page 167)

12 – letters of support have been received.

A petition containing 184 signatures supporting the linked planning application for a new National Badminton Centre at the Bowl and housing development on the current site.

1.3 Status of Planning Application

The applicant's agent have confirmed that , " planning application 13/00266/OUT was submitted in outline with **all** matters reserved. The report (APP 1b) states at 1.3 (page 74) that the access details have been submitted for approval. Whilst the level of information submitted at the outline stage in respect of highway matters was indeed extensive, the two access points shown on the illustrative layout are indicative; albeit they will in all likelihood be in the areas as indicated. No doubt detailed consent for these accesses will be sought at the same time as reserved matters approval for layout".

1.4 This change does not alters the report read as a whole, the accesses relates to 'Impact on the highway and transport network' (Section 4.51) and the

Senior Highway Engineer has confirmed that it would be acceptable to review any new access junctions at the reserved matters stage. Condition 1 in section 5 at page 95 / 96 identifies access as a reserved matter.

1.5 Additional Conditions - Noise (See para A2.7)

1) Prior to the commencement of the development hereby permitted a scheme providing for the insulation of the proposed dwellings against the transmission of external noise shall be submitted to and approved by the Local Planning Authority. The works thereby approved shall be completed before any of the permitted dwellings are occupied and be retained thereafter.

Reason: To safeguard the future occupiers of the dwellings from disturbance from significant noise sources in the vicinity.

2) Details of a solid barrier to protect external gardens from noise shall be submitted to and approved by the Local Planning Authority. The works thereby approved shall be completed before any of the permitted dwellings are occupied and be retained thereafter.

Reason: To safeguard the future occupiers of the dwellings from disturbance from significant noise sources in the vicinity.

1.6 Protected Species

A separate Reptile and Bat Report by Middle Marsh Environmental has been submitted and considered by the Council's Countryside Officer.

1.7 Bats: A total of 59 bat passes were recorded on two separate occasions, proving that bats are using features on the site for commuting and foraging. Development of the site will have some negative impacts on bats but these can be mitigated if the ecological consultant's advice in Chapter 6.1 is adhered to.

1.8 Recommendations: Retained Features and Enhancements for Bats

The linear scrub/tree habitat on site utilised by foraging and commuting bats, particularly those around the perimeter of the survey area, are to be retained /planted. These in combination with the A5 shelter belt should make an accumulated average width of approximately 30m to create and maintain the green corridors required to maintain connectivity for bats across the site to adjacent foraging ground in the wider area and also to ensure it continues to provide foraging habitat.

Green corridors should remain unlit and a stand-off area of up to 5m (which should also be unlit) should be created along these corridors to act as buffers for the green corridors.

1.9 Recommendations: Residential Development Design for Bats

There is the opportunity to incorporate bat roosting features within some of the buildings in the new development. Roosting features should be suitable for a range of species, including those recorded during the transect surveys. Roosting features should be located in close proximity to known foraging and commuting routes along the north-east boundary to ensure they can be easily discovered and colonised by bats.

Any soft landscaping in the development should incorporate a high proportion of native plant species to attract night-flying moths and other nocturnal invertebrates in order to provide a potential foraging resource for bats.

Where possible, external lighting within the residential areas should be kept to a minimum, be downward-facing and of a low lux level. It should be directed away from green corridors and wildlife areas to prevent the fragmentation of foraging and commuting habitats within the site boundaries.

1.10 Reptiles:

No reptiles were discovered during the reptile survey. However, the survey desk study results, combined with some suitable habitat being identified on site should lead to an element of caution when potential habitat destruction takes place. All recommendations contained in the Middlemarch Reptile Survey Report should be followed.

1.11 Conditions

1. Prior to the commencement of development a plan that mitigates for the loss of wild bird habitat shall be submitted to and approved by the Local Planning Authority. The approved scheme shall thereafter be implemented.

Reason: To ensure that bird nesting opportunities are incorporated into any development.

2. The Wildlife corridor and an additional 5 metre buffer strip shall remain unlit. All external lighting shall be kept to a minimum and directed away from the Wildlife Corridor. Prior to the commencement of development a lighting plan shall be submitted to and be approved by the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of the related dwellings.

Reasons: In accordance with policy NE1 of the Milton Keynes Local Plan 2001 -2011

3. A minimum of 20 roosting features for a range of bat species shall be incorporated into buildings on the north - east section of the development. Prior to the commencement of development a plan detailing these

features shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be thereafter implemented.

Reason: To ensure that the development includes biodiversity enhancements in accordance with policy NE3 of the Milton Keynes Local Plan 2001 – 2011

4. If works do not commence by April 2015 then reptile surveys shall be updated and submitted to and approved by the Local Planning Authority. Any mitigation measures shall thereafter be implemented.

Reason: In the interests of protected species and to accord with policy NE1 of the Milton Keynes Local Plan 2001 – 2011

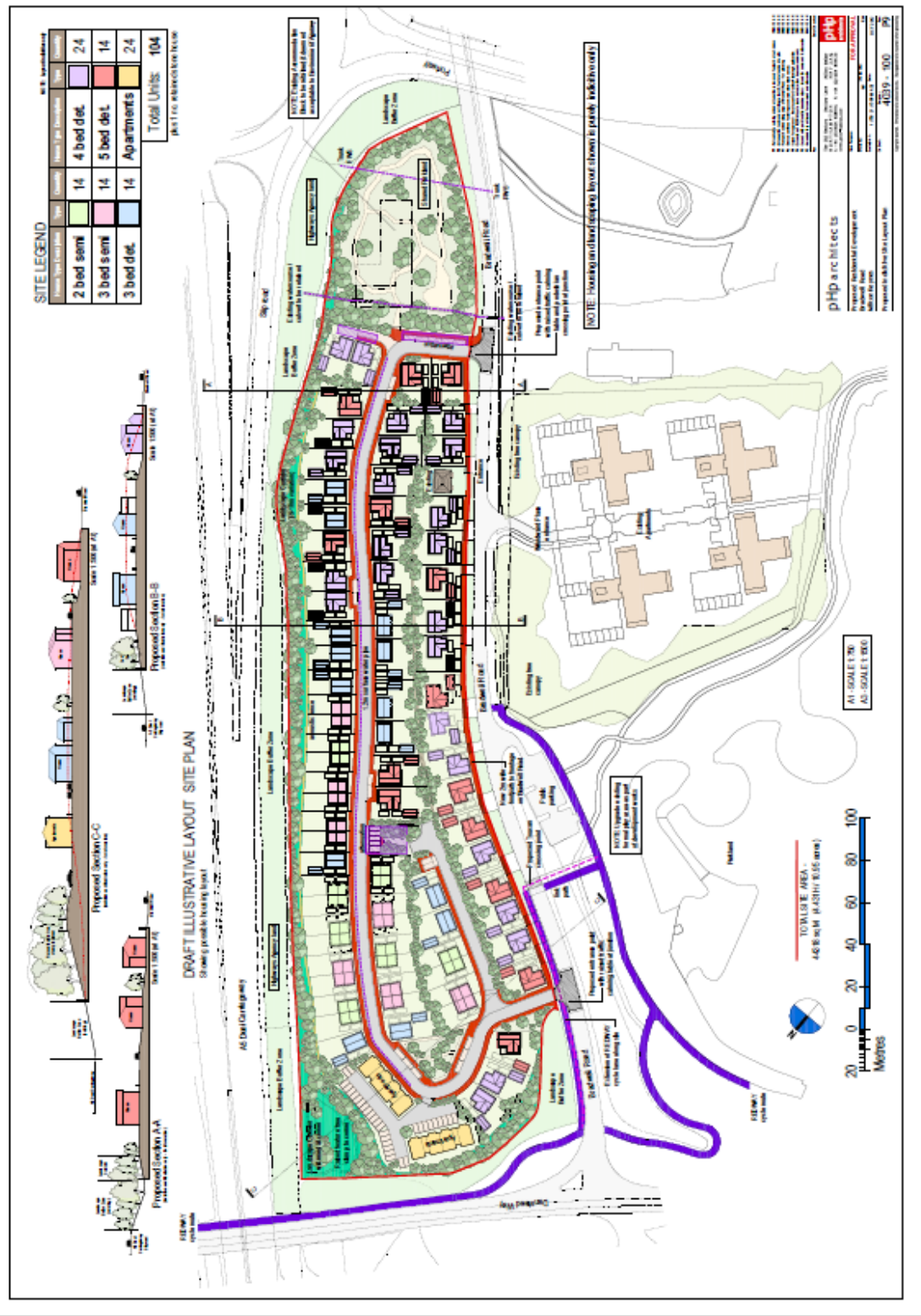
5. Prior to the commencement of development a landscape plan detailing a net gain in benefits for wildlife shall be submitted to and approved the Local Planning Authority. The approved scheme shall be implemented within the agreed timeframe.

Reason: To ensure that the development includes biodiversity enhancements in accordance with policy NE3 of the Milton Keynes Local Plan 2001 - 2011

1.7 In Conclusion

Subject to the completion of a S106 agreement set out on page 18 of the report and conditions in sections 5 the application be permitted.

Appendix 1 – Revised Illustrative Site Layout Plan



Dear xxxx,

I am writing to you as a member of the Development Control Committee for Milton Keynes in respect of the above planning application.

I would like to register my support for the above application. I am a resident in Loughton and live in Holt Grove. I am also a member of the Fusion health club which operates from the National Badminton Centre.

I would support this application for the following reasons:

- I feel the overall impact on developing the site, which is already partly developed would not impact adversely on this area of Loughton. Especially bearing in mind the size of the present development on this site. The green area not currently developed has not been used for leisure purposes for as long as I have been in Loughton since 1997, as far as I am aware.
- This green area is sandwiched between the A5 and Bradwell Road with no footpath access.
- I do not feel there would be a great increase of traffic in the area as the Badminton Centre must already generate a lot of traffic during the day with health club members, tournaments and business conferences at the centre. Though, the incorporation of a mini roundabout at the junction of Danstead Way would be advantageous.
- We need additional housing in the area and the land in question is far more preferable than the recent planned development of a paddock within the Loughton area.
- It would make better use of the Bowl site, which I feel is under utilised at present.
- The plan would mean that the health club would still be easily accessible for us to continue using it. The new centre would also have the added benefit of a swimming pool, which will affect more members.
- The new Badminton centre would allow Milton Keynes to still be the centre for the national badminton team and continue to provide jobs in the area. We lost the National Hockey stadium it would be a great loss to lose the National Badminton centre as well.
- The new centre would provide better leisure facilities for the local area and help continue improving the health of local residents of Milton Keynes.
- The new planned centre would provide more opportunities for employment in the area, bringing visitors from other areas of the UK and from abroad generating interest in our great town.

Please take my support into account when deciding on the application.

Yours sincerely,

David Baker,
Loughton
Milton Keynes